

**U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY**

DATE OF LEASE: February 8, 2011

LEASE No. GS-09B-02660

THIS LEASE, made and entered into this date between Coresite Real Estate 55 S. Market Street, L.L.C.

whose address is: 1050 Seventeenth St,  
Suite 800  
Denver, CO 80265

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:  
9,404 rentable square feet (r.s.f.), yielding approximately 8,122 ANSI/BOMA Office Area square feet and related space located on the 15th Floor (Suite 1550) at the 55 South Market Street, San Jose, CA 95113, together with zero (0) onsite parking spaces, as depicted on the attached proposed floor plans (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
4. The Government may terminate this lease in whole or in part effective any time after the firm term of eight year of this lease giving at least 60 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
  - A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
  - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 4.14 of the attachment sheets in the amounts specified therein. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. OCA2424 and its attachments.
  - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.
7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

  - a) The Solicitation For Offers Number OCA2424 (pages 1-52) (all references to SFO shall also refer to any Special Requirements and Amendments);
  - b) GSA Form 3517 (pages 1-33);
  - c) GSA Form 3518 (pages 1-7);
  - d) Sheet no. 1-GS-09B-02424 containing Paragraphs 9-25;
  - e) Unit Cost (Exhibit "B", page 1)
  - f) Floor Plan (Exhibit "A", page 1, August 31, 2010).
8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 25 have been added.

**LESSOR:** CoreSite Real Estate 55 S. Market Street, L.L.C., a Delaware limited liability company

(Signature)

IN PRESENCE OF:

(Address)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

CONTRACTING OFFICER, GSA